



# Memorandum

**TO:** PLANNING COMMISSION

**FROM:** Stephen M. Haase

**SUBJECT:** SEE BELOW

**DATE:** August 7, 2002

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**COUNCIL DISTRICT:** Citywide

**SNI AREAS:** N/A

**SUBJECT: PROPOSED AMENDMENT OF SECTION 20.30.430 OF CHAPTER 20.30 OF TITLE 20 OF THE SAN JOSE MUNICIPAL CODE TO MODIFY THE PROVISIONS RELATED TO PARKING AND STORAGE IN THE FRONT SETBACK PERTAINING TO TRAILERS AND RECREATIONAL VEHICLES ON RESIDENTIALLY ZONED PROPERTIES**

## **RECOMMENDATION**

Planning Staff recommends that the Planning Commission forward to the City Council a recommendation to adopt the proposed ordinance amending Section 20.30.430 of Chapter 20.30 of Title 20 of the San Jose Municipal Code, the Zoning Code, as it pertains to the parking and storage of trailers and recreational vehicles in the front setback of residential properties.

## **BACKGROUND**

On June 11, 2002 City Council heard an ordinance put forth by the Department of Planning, Building and Code Enforcement pertaining to Title 17 of the Municipal Code, the Blight Code. At that time, the Council directed Planning Staff to process amendments to Title 20, the Zoning Code, for consistency with the direction of the proposed changes to Title 17.

## **ANALYSIS**

Consistent with City Council's direction to make necessary changes to Section 20.30.430 of the Zoning Code, Title 20 of the San Jose Municipal Code, staff is proposing to delete references to

specific vehicle types mentioned in Title 17, the Blight Code, to eliminate any inconsistencies between the two Titles.

Currently, the Zoning Code prohibits boats, unmounted campers and other vehicles to be kept, stored or parked for longer than a 48-hour period of time in the front setback area of any lot or parcel situate in a residential district or containing a residential use. Vehicles not subject to this provision are passenger motor vehicles with no more than two axles and “pick up” motor trucks on which no equipment other than a camper is mounted, and which belongs to persons residing on the site. Staff is proposing to delete references to recreational vehicles, boats, and trailers per City Council’s direction, as these vehicles are proposed to be allowed to be parked in the front setback area of a residential property under certain conditions described and specified in a proposed revision to Chapter 17.72 of Title 17 of the Municipal Code.

### **PUBLIC OUTREACH**

The Code Enforcement Division conducted extensive public outreach on the proposed Title 17 changes through multiple forums. The Zoning Code ordinance amendment does not require any additional outreach, as the proposed amendment is consistent with the previously proposed ordinance pertaining to the Blight Ordinance per Council direction. A notice is being published in the Post Record.

### **COORDINATION**

Preparation of the proposed ordinance has been coordinated with the City Attorney’s Office.

### **CEQA**

The proposed ordinance was found exempt from CEQA per Section 15061(b)(3), PP02-07-192.

STEPHEN M. HAASE, DIRECTOR  
Planning, Building and Code Enforcement